




 2 Beds

 2 Bathrooms

 2,226 sqft

## 2906 Royal Oaks Green

Houston, TX 77082

### *Seller Improvements and Home Features*

#### BACKYARD

- Planted new landscaping and replaced grass with artificial grass
- Patio extended and etched
- Installed new sprinkler system piping 2023
- Installed shades in patio.
- Leaving BBQ grill purchased 2024

#### KITCHEN – MAJOR REMODEL

- Cabinets upgraded & Painted
- Backsplash replaced
- Replaced sink
- Reduced bar level countertop to countertop level
- Dropped Lighting added.
- Wine Cooler
- Upgraded all appliances to JennAir
- Leaving Fridge

#### LIVING ROOM

- Updated & Replaced tile on fireplace
- Added 4 x audio speakers on ceiling

#### DINING ROOM

- Chandelier and Large Framed Artwork stay with the home

#### BATHROOMS

- Sinks and countertops replaced in both bathrooms
- Main bed Walk in Closet – Custom built in cabinets
- Lighting replaced above sinks

#### OTHER

- Air conditioning unit replaced in 2023
- Security system installed with cameras in living room and back yard
- Nest door camera
- Installed nest thermostat
- Plantation Shutters
- Whole house painted professionally

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